



City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: September 9, 2003

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: T. Jarb Thaipejr, Public Works Director/City Engineer

SUBJECT: Water Development Fee Adjustment

RECOMMENDATION

It is recommended that the City Council approve Council Bills No. R-2003-44, adopting the water development fee and repealing Resolution 2191.

BACKGROUND

The City Council establishes fees for the transaction of City business. The fees are to recover reasonable costs borne by the City. The water development fee is a one time only fee applicable to new construction. This fee is intended to cover overall system upgrade and increased capacity. The need to provide potable water for increased demand is funded with development fees.

ANALYSIS

A typical single-family residence needs a ¾" water meter to meet their demand. The Public Safety Department has determined that a 1" water meter is required to supply a residence equipped with a fire sprinkler system. The larger size meter is not expected to increase demand for potable water. The \$2,760 development fee for the 1" water meter is \$1,105 greater than the ¾" water meter development fee. The disparity in cost between the ¾" and 1" water meter is difficult to justify based on usage. Due to the similar demand and use of these meter sizes, the development fee should be similar. Therefore, this proposal is to lower the 1" water meter development fee to the ¾" water meter development fee of \$1,655.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LOMA LINDA, CALIFORNIA ESTABLISHING A CITY-WIDE
WATER DEVELOPMENT FEE AND REPEALING
RESOLUTION NO. 2191

WHEREAS, the City of Loma Linda has conducted an analysis of its potential development, anticipated capital improvements, the costs reasonably borne of providing those improvements, the beneficiaries of those improvements, current population and estimated growth; and

WHEREAS, the City wishes to comply with AB 1600, now identified as Chapter 5, Section 66000 of the California Government Code; and

WHEREAS, the City intends to implement a City-wide Water Development fee for every new development to install the necessary facilities or pay for future facilities; and

WHEREAS, the current Water Master Plan indicates the need for capital water facilities; and

WHEREAS, development impact fees can be used to fund only capital costs of new facilities and capital improvements to serve existing infrastructure, not facility maintenance or operations; and

WHEREAS, it is the intention that the Water Development Fee be allocated proportionally to new development; and

WHEREAS, pursuant to Government Code Section 66000, et seq., the specific fee to be charged for services must be adopted by the City Council by Resolution;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES
RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Water Development Fee shall be due and paid upon recordation of Final Map for subdivisions or otherwise prior to issuance of any Building Permits or Certificates of Occupancy unless otherwise defined by Government Code Section 66007.

The Water Development Impact Fee Study was conducted by Montgomery Watson Americas, Inc., which is on file in the Office of the City Clerk, shall be adopted and shall serve as the basis for the fee calculation. The Study provides a listing of necessary planned capital improvements and commensurate costs and establishes a relationship between such improvements and the resultant establishment of the fee.

The Public Safety Department has determined that a 1-inch water meter is required to supply a residence equipped with a fire sprinkler system; however the larger size meter is not expected to increase demand for potable water. Therefore, due to the similar demand and use of the ¾-inch and 1-inch water meter for the needs of a typical single-family residence, the development fee should be similar.

Section 2. The City-wide Water Development Fee shall be as follows:

<u>Meter Size</u>	<u>Fee By Meter Size</u>	
¾"	\$ 1,655	
1"	\$ 2,760	\$1,655
1-1/2"	\$ 5,515	
2"	\$ 8,825	
3"	\$ 17,655	
4"	\$ 27,585	
6"	\$ 55,165	
8"	\$ 88,265	
10"	\$126,885	

Section 3. BE IT FURTHER RESOLVED that Resolution No. 2191 is hereby repealed.

Resolution No.
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PASSED, APPROVED AND ADOPTED this 23rd day of September 2003 by the
following vote:

Ayes:
Noes:
Abstain:
Absent:

Floyd Petersen, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk